

Docket Item #33  
SPECIAL USE PERMIT #2004-0045

Planning Commission Meeting  
June 1, 2004

**ISSUE:** Consideration of a request to intensify the use of a restaurant and for a parking reduction.

**APPLICANT:** Fireflies  
by Marylisa Damiani and Daniel Lichens

**LOCATION:** 1501 Mount Vernon Avenue

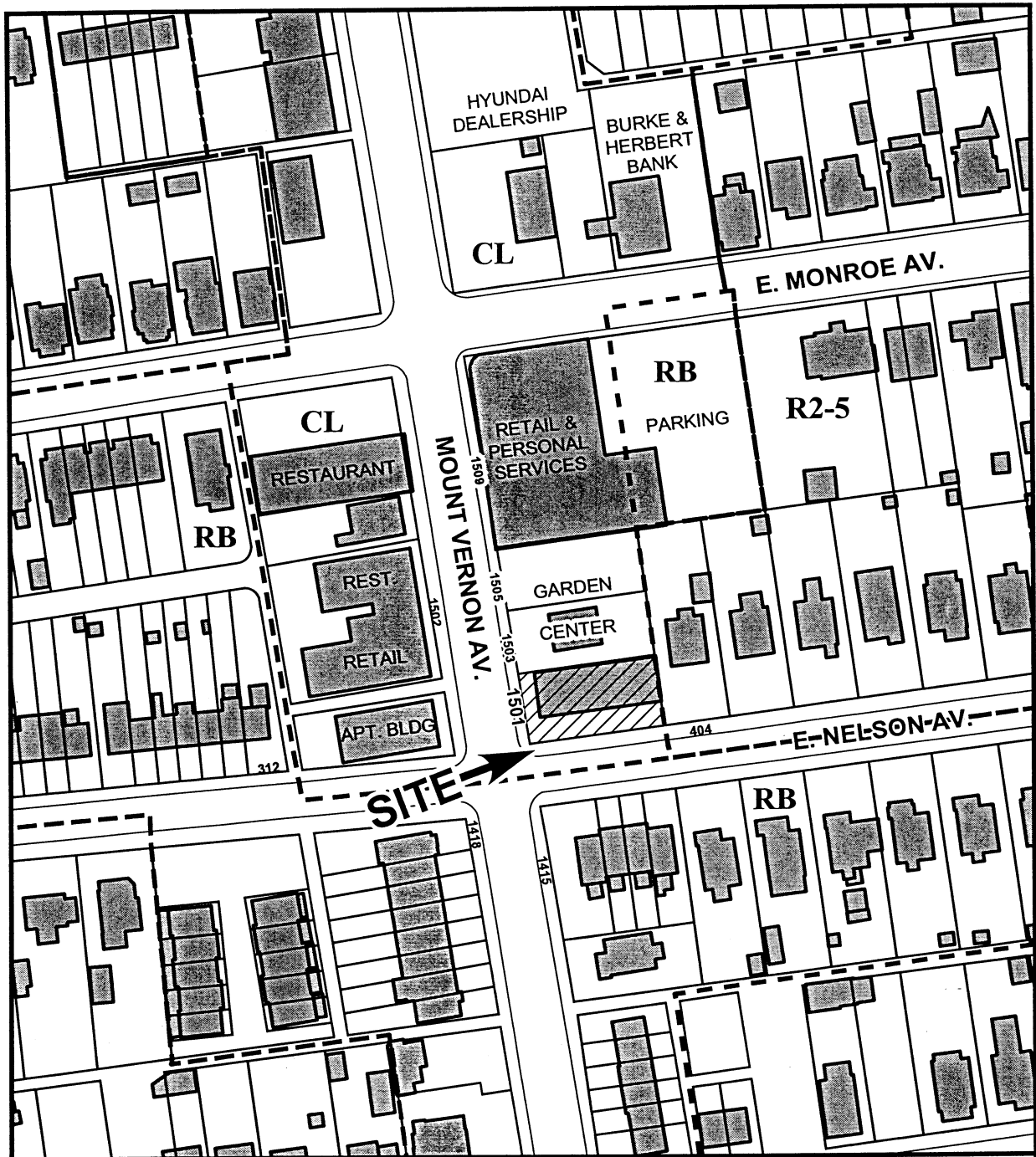
**ZONE:** CL/Commercial Low

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**PLANNING COMMISSION ACTION, JUNE 1, 2004:** On a motion by Mr. Dunn, seconded by Ms. Fossum, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7 to 0.

**Reason:** The Planning Commission agreed with the staff analysis.

**STAFF RECOMMENDATION:** Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the permit conditions found in Section III of this report.



**SUP #2004-0045**

**06/01/04**



## I. DISCUSSION

### REQUEST

The applicant, Fireflies, represented by Marylisa Damiani and Daniel Lichens, requests a special use permit amendment and a parking reduction for the restaurant located at 1501 Mount Vernon Avenue.

### SITE DESCRIPTION

The subject property is one lot of record with 54 feet of frontage on Mount Vernon Avenue, 103 feet of depth and a total lot area of 5,562 square feet. The site is developed with a one story, masonry commercial building. Residential uses are located to the east, south and west of the subject property. Commercial uses line Mount Vernon Avenue to the north.

### CURRENT RESTAURANT CHARACTERISTICS

The Fireflies restaurant has been in business at this location for more than two years. The full service restaurant offers table and take-out service and serves American cuisine.

<u>Customers/Employees:</u>	The business is operated by a total of 25 employees, serving approximately 100 customers per day. Between eight and 12 employees are on site at one time.
<u>Loading/Unloading:</u>	Loading and unloading operations occur daily, Monday through Friday between 8:00 A.M. and 4:00 P.M. The applicant has designated a side entrance towards the rear of the property for loading and unloading.
<u>Trash:</u>	A screened dumpster is located along the Nelson Avenue side of the building towards the rear. Trash is collected twice a week in the summer and once a week during the rest of the year. The applicant monitors the site for littering and provides garbage cans both outside and inside the restaurant.

Staff visited the subject property to determine if the business was in compliance with the conditions of its special use permit. Staff found no violations of the special use permit.

### PROPOSED SUP AMENDMENTS

The applicant seeks permission to amend a variety of conditions in order to intensify and enhance the restaurant operation. Staff notes that the applicant has also filed an encroachment permit because part of its plan is to expand the outdoor seating area by two feet nine inches and to install a railing around it. The following table lists all existing conditions and proposed amendments that are relevant to this application:

	<u>CURRENT RESTAURANT LIMITATIONS</u>	<u>PROPOSED CHANGES</u>
<b>Seating</b> (Cond.#2) (Cond.#3)	68 seats (incl. indoor and outdoor)  Outdoor seats on private property	100 seats (76 indoors, 24 outdoors)  If ENC#2004-0003 is approved, the outdoor seating area encroaches 2' 9" into public right-of-way and is enclosed by a railing.
<b>Enter- tainment</b> (Cond.#4)	No live entertainment permitted.	Live bluegrass music for Sunday brunches.
<b>Deliveries</b> (Cond.#5)	No delivery service is permitted.	Accessory and occasional off-site catering. Applicant will use own car for deliveries.
<b>Hours of Operation</b> (Cond.#6)	7:00 A.M. to 9:00 P.M. Tuesday- Thursday, 7:00 A.M. to 10:00 P.M. Friday & Saturday, 7:00 A.M. to 3:00 P.M. Sunday and closed on Monday.	7:00 A.M. to 12:00 midnight daily to allow flexibility for holidays and special events. The applicant intends to typically close around 10:00 P.M. on weekdays and around 11:00 P.M. on weekends.
<b>Alcohol Sales</b> (Cond.#9)	<i>On-premise:</i> Consumption is limited to beer and wine. <i>Off-premise:</i> Consumption is limited to wine (bottles of at least 750 ml or 25.4 ounces, and an alcohol content of less than 14%).	<i>On-premise:</i> Full ABC license  <i>Off-premise:</i> The applicant intends to sell small 375 ml wine bottles, most of which are desert wines and only available in small sizes. Some of these wines may contain more than 14% alcohol content. The average price will be \$15.
<b>Parking Reduction</b>	Parking Reduction of nine spaces (17 required, eight provided)	Parking Reduction of 19 spaces (25 required, six provided)

No other changes are proposed to the operation of the restaurant.

#### PARKING

The applicant requests special use permit approval for a parking reduction. Pursuant to Section 8-200(A)(8) of the Zoning Ordinance, restaurants must provide one parking space for each four seats. The applicant proposes 100 seats and is thus required to provide 25 parking spaces. There are six spaces located on the subject property. With the existing SUP#2002-0007, City Council approved a parking reduction for nine spaces. The applicant is asking to reduce the parking requirement by an additional ten spaces for a total reduction of 19 spaces. Staff notes that in the process of redesigning the on-site parking lot pursuant to the existing SUP requirements, the applicant had to eliminate two spaces in order to provide safe access and landscaping.

The applicant has an agreement with the Burke and Herbert Bank, located one block away at 306 East Monroe Avenue, to use its parking lot to provide nine off-street parking spaces for Saturday nights and all day and night on Sunday. This parking will be free of charge and available for an indefinite length of time. The applicant also has an agreement to park one car anytime everyday at a relative's house at 410 East Nelson Avenue and up to two cars on the directly adjoining property to the north, which has recently been occupied by a garden center. These spaces become available after the garden center's closing hour.

The applicant also indicates that street parking is available along Mount Vernon Avenue, that the restaurant site is accessible by bus and train lines (Braddock Metro Station), and that many patrons are likely to walk from their homes in adjacent residential neighborhoods. Additionally, a bike rack is provided on-site.

#### ZONING / MASTER PLAN

The subject property is located in the CL/Commercial Low zone. Section 4-100 of the Zoning Ordinance allows a restaurant in the CL zone only with a special use permit. Section 8-100(A)(4) allows a reduction of the parking requirement with a special use permit. The proposed use is consistent with the Potomac West Small Area Plan chapter of the Master Plan which designates the property for commercial use. The use is also subject to the Mount Vernon Urban Design Guidelines.

## **II. STAFF ANALYSIS**

Staff supports the special use permit amendment with the parking reduction for the Fireflies restaurant at 1501 Mount Vernon Avenue.

The restaurant has become a very popular gathering place for the area's residents and is precisely the type of neighborhood serving, small scale use that the City and the neighborhood have worked together to attract and support. While staff is supportive of the use itself, it also applauds the applicant's continued effort to beautify the building and the site by proposing to improve and enclose the patio and to add planters. Staff has worked in a coordinated way with the applicant regarding

changes to the design of the parking lot and the site which not only upgraded the site's appearance but also addressed some concerns of the neighborhood. Such concerns included safety of the parking lot, trash collection, landscaping, and noise. Staff has not received complaints about the restaurant since it opened.

The applicant proposes to continue the restaurant's success and the upgrade of the site by adding seats, some limited entertainment on Sundays and additional hours. Staff considered the following issues in its analysis and recommendation making process :

#### Seats

Staff does not view the proposed number of seats as a problem in the abstract but they do raise questions about parking and hours (see below). The impact of increased seating and activity will be experienced primarily by the ability to serve outdoor diners in nice weather. While the restaurant is close to residential uses, staff supports outdoor seating on Mount Vernon Avenue as a way to enliven the street and, on balance, with noise ordinance restrictions and SUP conditions, believes it should be accommodated.

#### Entertainment/Alcohol

Staff also sees the addition of entertainment on Sundays as a neighborhood amenity and supports it. The proposal to sell smaller wine bottles is consistent with other restaurants in the area, such as the Evening Star Cafe, and will give customers the option to purchase high quality wines for their dinner. Staff has included the same condition language on this point as was included in the Evening Star approval.

#### Parking

An increased parking reduction is necessary for the extra seats requested. Staff acknowledges the potential for parking issues and the potential for business customers parking on residential streets but supports the request based on the neighborhood serving nature of the business, the availability of the on-site parking lot, the on-street parking along Mount Vernon Avenue, the off-site parking at the Burke and Herbert Bank, and the applicant's effort to secure additional parking at 410 East Nelson Avenue and at 1503 Mount Vernon Avenue.

However, because staff is concerned about the proposed increase of the parking reduction it recommends that it be granted but carefully revisited by staff one year after approval. Staff has also retained conditions directing patrons to the Burke and Herbert lot and requiring that employees not park on the street to assist with the parking issue.

#### Hours

Staff is sympathetic to the restaurant's desire to be open later than 10:00 P.M. occasionally and also wants to write restaurant conditions allowing maximum business flexibility. However, given the proximity of residential neighbors and especially for the work week evenings, staff is concerned about the impact of the outdoor dining, particularly with the request to expand the number of seats

outside. Therefore staff is recommending that the hours for indoor and outdoor dining be different. For indoors, staff supports the restaurant's request to be open until midnight daily, especially with the applicant's representation that it will typically close earlier. As to the outdoor seating, other restaurants on Mount Vernon Avenue have the following limits on the hours for the outdoor seating:

Mancini's Restaurant:	8:00 A.M. to 8:00 P.M.
Evening Star Cafe:	8:00 A.M. to 10:00 P.M.
Taqueria Pablano:	10:00 A.M. to 10:00 P.M.
St. Elmo's Coffee:	6:00 A.M. to 9:00 P.M.

In an effort to balance the benefit to the street and community with impacts on neighbors, and consistent with our approach at other outdoor dining areas close to residential uses, staff recommends limiting the closing hour for outdoor dining to 10:00 P.M.

Staff has added and retained several conditions regarding the parking reduction, the operation of the restaurant, and site improvements. The applicant has agreed to comply with these conditions.

With these conditions, staff recommends approval of the special use permit.

### III. RECOMMENDED CONDITIONS

Staff recommends approval subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z) (SUP#2002-0007)
2. **CONDITION AMENDED BY STAFF:** Seating shall be provided for a total of no more than ~~68~~ 100 patrons, including both indoor and outdoor dining areas. ~~(P&Z)~~ (SUP#2002-0007) (P&Z)
3. **CONDITION AMENDED BY STAFF:** Outside dining facilities are permitted in front of the restaurant along Mount Vernon Avenue, generally consistent with the applicant's proposal. Prior to the construction of an outdoor patio, the applicant shall submit plans and obtain approval of the Director of Planning and Zoning for the area's design, material and location. Outdoor dining activities shall not encroach upon the right-of-way; unless an encroachment permit is granted. The applicant shall ensure that access is provided in accordance with building and fire requirements and that the seating area is cleaned at the close of each day of operation. ~~(P&Z)~~ (T&ES) (SUP#2002-0007) (P&Z)
4. **CONDITION AMENDED BY STAFF:** ~~No live entertainment shall be provided at the restaurant.~~ Indoor live entertainment shall be permitted in the form of small musical ensembles to the extent that no amplified sound is audible outside the restaurant. No admission or cover fee shall be charged. All entertainment shall be subordinate to the principal function of the restaurant as an eating establishment. Any advertising of the entertainment shall reflect the subordinate nature of the entertainment by featuring food service as well as the entertainment. ~~(P&Z)~~ (SUP#2002-0007) (P&Z)
5. **CONDITION DELETED BY STAFF:** ~~No delivery service is permitted.~~ (P&Z) (SUP#2002-0007)
6. **CONDITION AMENDED BY STAFF:** The hours of operation for indoor seating shall be limited to between 7:00 A.M. to ~~9:00 p.m.~~ 7:00 A.M. to 10:00 P.M. Tuesday through Thursday, ~~7:00 A.M. to 10:00 P.M.~~ 7:00 a.m. to 3:00 P.M. Friday and Saturday, ~~7:00 a.m. to 3:00 P.M.~~ 7:00 a.m. to 3:00 P.M. Sunday, and ~~closed on Monday and 12:00 midnight daily.~~ The hours of operation of the outdoor dining area shall be limited from 7:00 A.M. to 10:00 P.M. daily. ~~P&Z~~ (SUP#2002-0007) (P&Z)



7. No trash pick-up or loading or unloading operations may occur between 6:00 P.M. and 8:00 A.M. daily. (P&Z) (SUP#2002-0007)
8. The applicant shall post the hours of operation at the entrance to the restaurant. (P&Z) (SUP#2002-0007)
9. **CONDITION AMENDED BY STAFF:** Alcoholic beverages ~~shall~~ may be sold for on- and off-premise consumption. ~~The on-premise consumption shall be limited to beer and wine.~~ The off-premise consumption shall be limited to wine, which may be sold ~~only~~ in bottles of at least ~~750 ml or 25.4 ounces~~ 375 ml. Fortified wine (wine with an alcohol content of 14% or more by volume) in the form of dessert wines, premium ports and sherries and similar wines may be sold. ~~may not be sold.~~ (P&Z) (Police) (SUP#2002-0007) (P&Z)
10. No food, beverages, or other material, except wood used to fuel the oven, shall be stored outside. (PC) (SUP#2002-0007)
11. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash and debris shall be allowed to accumulate on-site outside of those containers. (P&Z) (SUP#2002-0007)
12. Any dumpster used on-site shall be screened to the satisfaction of the Director of the Department of Planning and Zoning. (P&Z) (SUP#2002-0007)
13. **CONDITION DELETED BY STAFF:** ~~The applicant shall obtain, at her expense, one Model SD-42 Bethesda Series litter receptacle for installation on the adjacent public right-of-way. Contact T&ES Engineering Division (703/838-4318) for information. (T&ES) (SUP#2002-0007)~~
14. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (P&Z) (SUP#2002-0007)
15. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES) (SUP#2002-0007)
16. The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES) (SUP#2002-0007)

17. No amplified sound shall be audible at the property line. All loudspeakers shall be prohibited from the exterior of the building. (T&ES) (P&Z) (SUP#2002-0007)
18. The applicant shall require its employees who drive to work to use off-street parking. (P&Z) (SUP#2002-0007) (T&ES)
19. The applicant shall post signs directing patrons to the availability of off-site parking made available by the applicant at the Burke and Herbert Bank located at 306 East Monroe Avenue. (P&Z) (SUP#2002-0007)
20. The applicant shall redesign, repair and stripe the parking lot in a manner generally consistent with staff's attached plan (dated March 2002) to the satisfaction of the Directors of the Department of Transportation and Environmental Sciences and the Department of Planning and Zoning. (T&ES) (P&Z) (SUP#2002-0007)
21. When the City proceeds with its streetscaping and utility undergrounding program for this area, the applicant shall participate in such program for the purpose of installing masonry paving in accordance with Mt. Vernon Avenue Design Guidelines. The applicant shall pay the City of Alexandria to install masonry pavers from the edge of the public right-of-way to the front building wall of the restaurant (on private property). (P&Z) (T&ES) (SUP#2002-0007)
22. **CONDITION AMENDED BY STAFF:** The applicant shall provide and maintain in good condition landscaping generally consistent with ~~staff's attached the approved plan and shall in addition install planters on the patio with seasonal plants and at a size and location (dated March 2002)~~ and to the satisfaction of the Director of the Department of Planning and Zoning. (P&Z) (SUP#2002-0007) (P&Z)
23. The applicant shall contribute \$500 to the City for the City's installation of two street trees in front of 1501 Mount Vernon Avenue to the satisfaction of the Director of the Department of Planning and Zoning and the City Arborist. (P&Z) (SUP#2002-0007)
24. Directional signage attached to the building such as 'No Parking' or 'Loading Area' is allowed. The existing sign on the Nelson Avenue side (southern side) of the subject building shall be removed. A replacement sign of smaller size without internal illumination may be erected on the building to the satisfaction of the Director of Planning and Zoning, after consultation with the applicant and the citizens association. (City Council) (SUP#2002-0007)
25. The applicant shall screen and place the exterior mechanical equipment to the satisfaction of the Director of the Department of Planning and Zoning. (P&Z) (SUP#2002-0007)

26. The applicant shall maintain the existing brick wall located at the southeast corner of the subject lot or replace it with a similar size structure or landscaping to the satisfaction of the Director of the Department of Planning and Zoning. (P&Z) (SUP#2002-0007)
27. **CONDITION DELETED BY STAFF:** ~~The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey and a robbery awareness program for all employees prior to operation. (Police)(SUP#2002-0007) (P&Z)~~
28. Meals ordered before the closing hour may be served, but no new patrons may be admitted and no alcoholic beverages may be served after the closing hour, and all patrons must leave by one hour after the closing hour. (P&Z) (SUP#2002-0007)
29. Alterations or repairs to existing exterior lighting fixtures or new exterior lighting fixtures shall be shielded so as not to cause glare onto adjacent residential properties. (T&ES) (P&Z) (SUP#2002-0007)
30. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit one year ~~after the use becomes operational~~ approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation of the permit conditions, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. ~~(P&Z)(SUP#2002-0007) (P&Z)~~
31. **CONDITION ADDED BY STAFF:** The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements, and to provide instruction preventing underage sales of alcohol. (P&Z)
32. **CONDITION ADDED BY STAFF:** The applicant shall encourage its employees to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (P&Z)

SUP#2004-0045  
1501 Mount Vernon Avenue

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;  
Barbara Ross, Deputy Director;  
Bettina Irps, Urban Planner.

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Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

#### IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

##### Transportation & Environmental Services:

- R-1 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys, or storm sewers.
- R-2 The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services.
- R-3 All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line.
- R-4 The applicant shall redesign, repair and stripe the parking lot in a manner generally consistent with staff's attached plan (dated March 2002) to the satisfaction of the Directors of the Department of Transportation and Environmental Sciences and the Department of Planning and Zoning.
- R-5 When the City proceeds with its streetscaping and utility undergrounding program for this area, the applicant shall participate in such program for the purpose of installing masonry paving in accordance with Mt. Vernon Avenue Design Guidelines. The applicant shall pay the City of Alexandria to install masonry pavers from the edge of the public right-of-way to the front building wall of the restaurant (on private property).
- R-6 The applicant shall require its employees who drive to work to use off-street parking.
- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.

##### Code Enforcement:

- F-1 The current approved occupant load is 68 persons (including staff). The proposed increase in occupant load requires a new Certificate of Occupancy and compliance with the USBC for the increased occupant load. The applicant shall submit the appropriate application and paperwork to Code Enforcement in order to determine if the proposed increase in occupants can be achieved.

- C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 A new fire prevention code permit is required for the proposed intensification of operation and increase in occupancy. An revised egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.
- C-3 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-4 Required exits, parking, and accessibility for persons with disabilities must be provided to the building.
- C-5 The following code requirements apply where food preparation results in the development of grease laden vapors:
  - (a) All cooking surfaces, kitchen exhaust systems, grease removal devices and hoods are required to be protected with an approved automatic fire suppression system.
  - (b) A grease interceptor is required where there is drainage from fixtures and equipment with grease-laden waste located in food preparation areas of restaurants. Food waste grinders can not discharge to the building drainage system through a grease interceptor.
- C-6 A rodent control plan shall be submitted to this office for review and approval prior to occupancy. This plan shall consist of the following:
  - (a) Measures to be taken to control the placement of litter on site and the trash storage and pickup schedule.
  - (b) How food stuffs will be stored on site.
  - (c) Rodent baiting plan.

Health Department:

- F-1 No objections to proposed amendments.

Police Department:

- R-1 Recommend "ABC On" license only. If "ABC Off" is approved we recommend the following conditions:
1. Beer or wine coolers may be sold only in 4-packs, 6-packs or bottles of more than 40 fluid ounces. Wine may be sold only in bottles of at least 750 ml or 25.4 ounces. Fortified wine (wine with an alcohol content of 14% or more by volume) may not be sold.
  2. That the SUP is reviewed after one year.
- F-1 The applicant has had the security survey and robbery awareness program completed.
- F-2 There have been no calls for police service to this location from January 1, 2003 through March 31, 2004.

APPLICATION for SPECIAL USE PERMIT # ~~2002-0007~~  
2004-0045

[must use black ink or type]

PROPERTY LOCATION: 1501 Mt. Vernon Ave Alexandria 22301

TAX MAP REFERENCE: 043-02-10-22 ZONE: CL

APPLICANT Name: Marylisa Damiani

Address: 8119 Keeler Street Alexandria 22309

PROPERTY OWNER Name: Hilary Whitley

Address: 1105 Villamay Blvd. Alexandria 22307


PROPOSED USE: Amend SUP # 2002-0007

**THE UNDERSIGNED** hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED** hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Marylisa Damiani  
Print Name of Applicant or Agent

  
Signature

8119 Keeler St.  
Mailing/Street Address

703-548-7200 703-548-3355  
Telephone # Fax #

Alexandria VA 22309  
City and State Zip Code

3-4-04  
Date

===== DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY =====

Application Received: \_\_\_\_\_ Date & Fee Paid: \_\_\_\_\_ \$ \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_



All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (check one) ☐ the Owner ☐ Contract Purchaser  
☒ Lessee or ☐ Other: \_\_\_\_\_ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

Marylisa Damiani

Daniel Lichens

Antonio Damiani

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- ☐ Yes. Provide proof of current City business license  
☐ No. The agent shall obtain a business license prior to filing application, if required by the City Code.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

See Attached

### NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

- Allow seating for 100 Total Patrons.
  - Full ABC + Allow Sales of 375ml wines
  - Hours 7:00 AM - 12:00 AM Monday - Sunday
  - Allow for off-site catering
  - Level existing patio and allow encroachment
  - Live acoustical music inside building
- MAA

**USE CHARACTERISTICS**

4. The proposed special use permit request is for: (check one)

☐ a new use requiring a special use permit,

☐ a development special use permit,

☐ an expansion or change to an existing use without a special use permit,

☒ expansion or change to an existing use with a special use permit,

☐ other. Please describe: \_\_\_\_\_

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

Same

B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

Same

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

M-Su.

Hours:

7:00 Am - 12:00pm

7. Please describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Same

B. How will the noise from patrons be controlled?

Same

8. Describe any potential odors emanating from the proposed use and plans to control them:

Same

9. Please provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

Same

B. How much trash and garbage will be generated by the use?

Same

C. How often will trash be collected?

Same

D. How will you prevent littering on the property, streets and nearby properties?

Same

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

N/A

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☒ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Same

12. What methods are proposed to ensure the safety of residents, employees and patrons?

Same

#### ALCOHOL SALES

13. Will the proposed use include the sale of beer, wine, or mixed drinks?

☒ Yes. ☐ No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

Change to full ABC. Lift Bottle size  
restriction for retail wine to allow  
375 ml. bottles to be sold off premises.

**PARKING AND ACCESS REQUIREMENTS**

14. Please provide information regarding the availability of off-street parking:

- A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

25

- B. How many parking spaces of each type are provided for the proposed use:

5 Standard spaces

         Compact spaces

1 Handicapped accessible spaces.

         Other.

- C. Where is required parking located? ☒ on-site ☐ off-site (check one)

If the required parking will be located off-site, where will it be located:

Same

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 1

- B. How many loading spaces are available for the use? 1

- C. Where are off-street loading facilities located? East side of building

D. During what hours of the day do you expect loading/unloading operations to occur?

Same

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

Same

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Same

#### SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No

Do you propose to construct an addition to the building? ☒ Yes ☐ No

How large will the addition be? \_\_\_\_\_ square feet.

Leveling existing patio

18. What will the total area occupied by the proposed use be?

Same sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = \_\_\_\_\_ sq. ft. (total)

19. The proposed use is located in: (check one)

☒ a stand alone building ☐ a house located in a residential zone ☐ a warehouse

☐ a shopping center. Please provide name of the center: \_\_\_\_\_

☐ an office building. Please provide name of the building: \_\_\_\_\_

☐ other, please describe: \_\_\_\_\_

### RESTAURANT SUPPLEMENTAL APPLICATION

All applicants requesting special use permit approval for restaurants shall complete the following section. Applicants requesting approval of a special use permit for a restaurant in Old Town shall complete the SUPPLEMENTAL INFORMATION FOR RESTAURANTS IN OLD TOWN section and submit the required parking management plan and litter reduction plan.

Please provide the following information:

1. How many seats are proposed?

At tables: 100 At a bar: \_\_\_\_\_ Total number proposed: 100

2. Will the restaurant offer any of the following?

☒ alcoholic beverages ☒ beer and wine (on-premises)  
☒ beer and wine (off-premises)

3. Please describe the type of food that will be served:

Same  
\_\_\_\_\_  
\_\_\_\_\_

4. The restaurant will offer the following service (check items that apply):

☒ table service \_\_\_\_\_ bar ☒ carry-out ☒ delivery catering

5. If delivery service is proposed, how many vehicles do you anticipate? 1

Will delivery drivers use their own vehicles? ☒ Yes. \_\_\_\_\_ No.

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)? ☒ Yes. \_\_\_\_\_ No.

If yes, please describe: Live Acoustical  
\_\_\_\_\_  
\_\_\_\_\_



\$200

Special Use Permit # 2004-0045

## PARKING REDUCTION SUPPLEMENTAL APPLICATION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

18 spaces

2. Provide a statement of justification for the proposed parking reduction.

Many of our customers walk to the restaurant.  
We are .5 miles from the Baddock Metro &  
there is a Metrobus stop right out front.  
Most of our clientele are neighbors in Del Ray

3. Why is it not feasible to provide the required parking?

Our lot is not large enough to put more  
parking on site

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces? ☐ Yes. ☐ No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a Parking Management Plan which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

LARSON  
KOENIG  
ARCHITECTS LLC

2107 Mount Vernon Avenue  
Alexandria, VA  
703.548.1378 (V) • 703.519.8604 (F) • r.larson@lkoenig.com

# Fire Elies

1501 Mt. Vernon Ave  
Alexandria, Virginia 22301

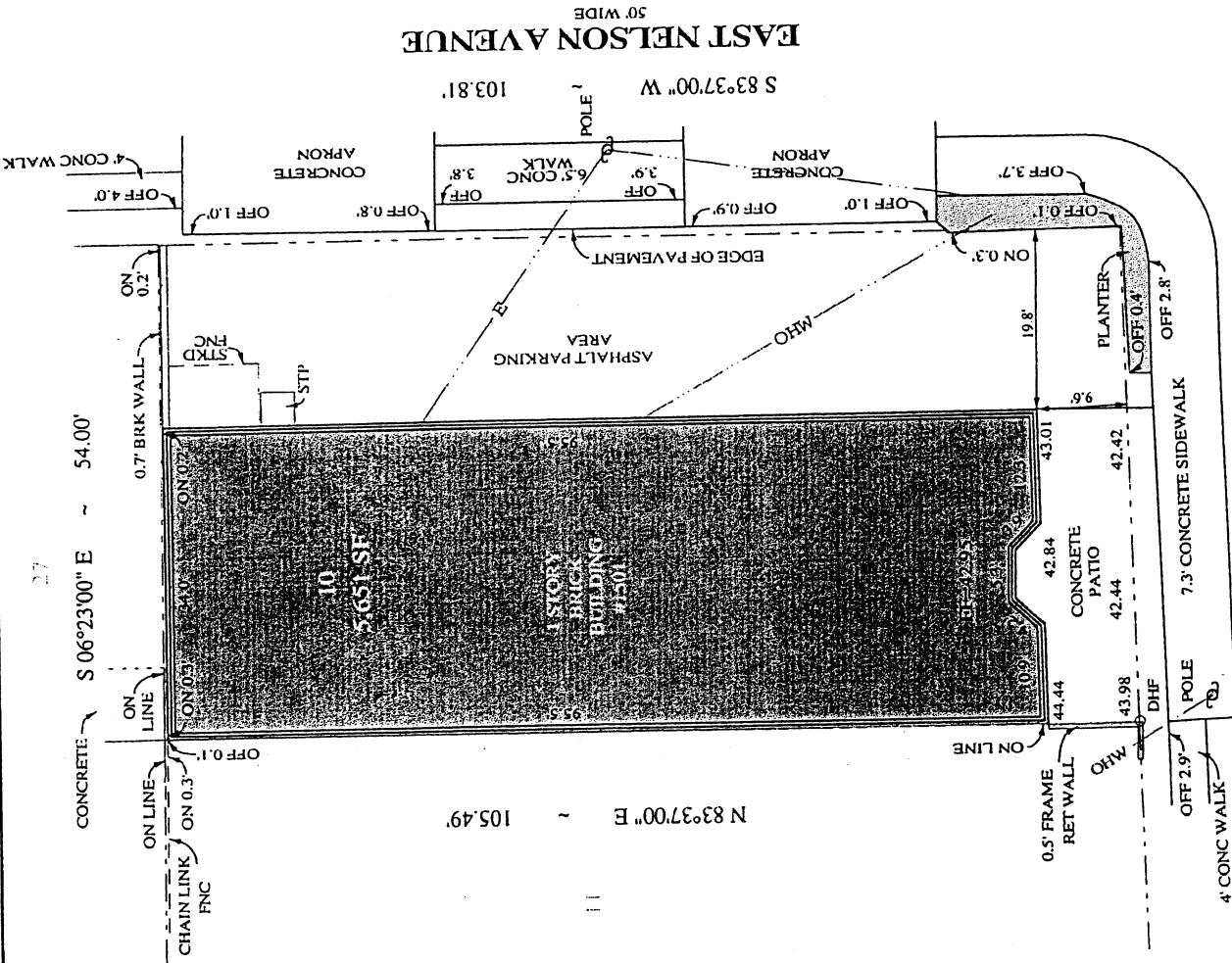
Existing Site Conditions

See 104

As Noted

Job No. 0328  
Date March 22, 2004  
Drawn / Approved WITH / RSL  
Drawing No.

EX-1



N 08°10'00" W ~ 54.03'  
MOUNT VERNON AVENUE  
VARIABLE WIDTH



1 Site Plan  
SCALE: 1" = 10'

LARSON  
KOENIG

ARCHITECTS LLC

2107 Mount Vernon Avenue

Alexandria, VA

703.548.1278 (V) • 703.539.9604 (P) • [info@larsonkoenig.com](mailto:info@larsonkoenig.com)

Fire Flies

1501 Mt. Vernon Ave

Alexandria, Virginia 22301

Proposed Patio Plan

Scale

As Noted

Job No.

0328

Date

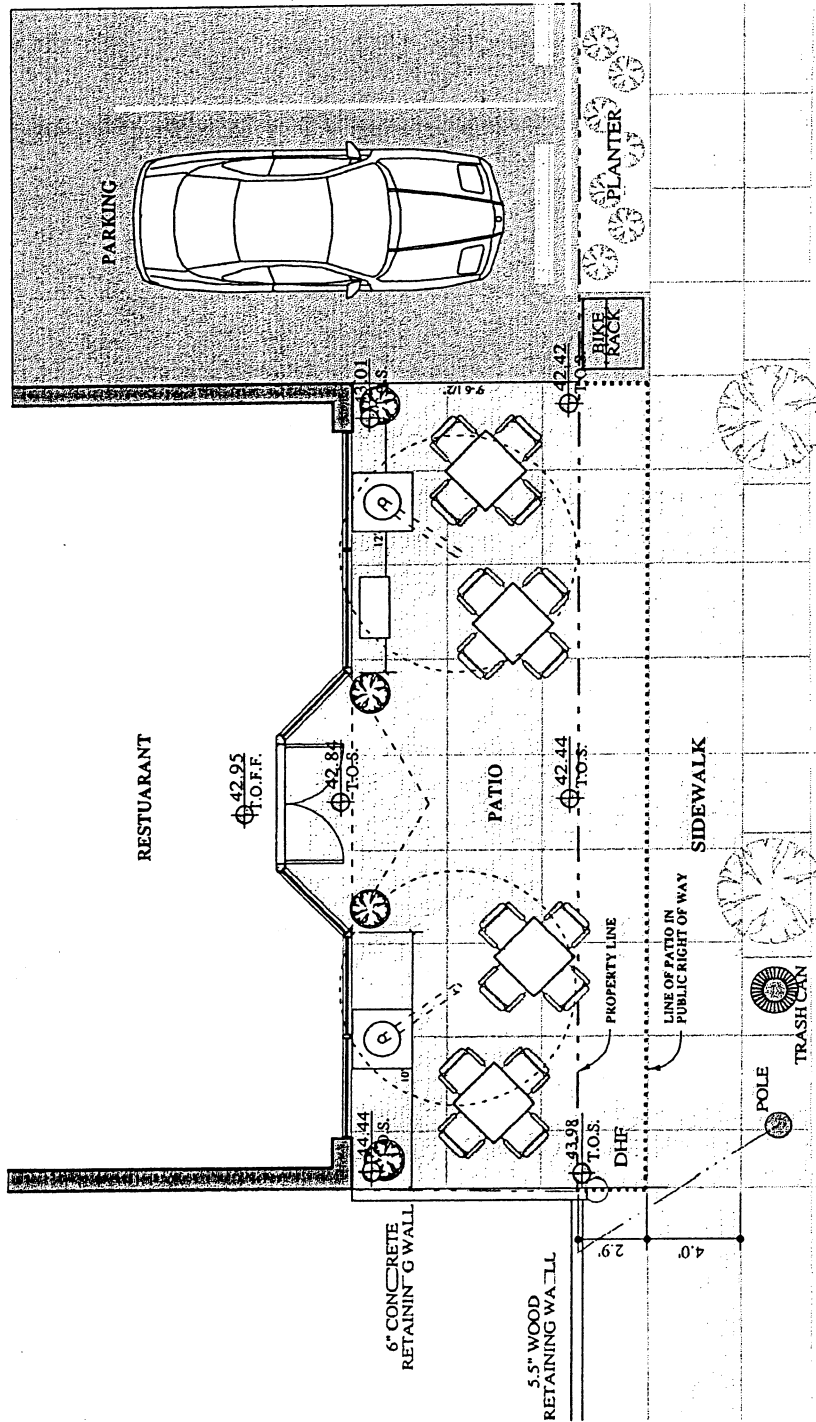
March 22, 2014

Drawn / Approved

WHH / RSL

Drawing No.

A-1



MOUNT VERNON AVENUE

1 Patio Plan  
SCALE: 1/4" = 1'-0"



# Del Ray Citizens Association

PO Box 2233

ALEXANDRIA VA 22301

ESTABLISHED 1954

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To: Members of Alexandria Planning Commission  
Eileen Fogarty, Director, Office of Planning and Zoning

From: Amy Slack, Land Use Committee Co-Chair  
Sarah Haut, Land Use Committee Co-Chair  
Justin Wilson, President

Date: May 31, 2003

Subject: SUP#2004-0045, Fireflies at 1508 Mt. Vernon Ave. Consideration of a Special Use Permit amendment to intensify the use of a restaurant and for a parking reduction; zoned CL/Commercial Low.  
Applicant: Marylisa Damiani and Daniel Lichens

The applicant, Ms. Marylisa Damiani, attended the Land Use committee meeting on May 13, 2004 to review the proposal. We distributed flyers and the item was previously announced in the Association newsletter and at the general membership meeting.

The applicants wish to increase the current seating capacity from 68 seats to 100 seats, simplify the hours of operation to remain open until midnight on a daily basis, expand the ABC service to include dessert wines and 'hard' liquors, clarify their ability to provide catering services, and provide live entertainment for Sunday brunch, specifically bluegrass music. The applicant has made a separate request to encroach into the public right-of-way.

The discussion touched on several issues.

The committee has no objections to the addition of live or recorded music during the proposed daytime hours as long as it does not become a disturbance to the residential neighborhood. Nor do we object to the clarification of the SUP to allow ancillary catering by the restaurant. Ms. Damiani has expressed their intention of remaining considerate of her residential neighbors in this regard and we have asked for conditions to that extent.

But we have cause for concern about the request to increase the seating by 32 seats due to the lack of additional on-site or public and limited shared parking opportunities. The restaurant currently does not provide the required on-site parking, albeit not their fault but a quirk of building code. Ms. Damiani has gained permission from her commercial neighbor, Christy Beal, to use two parking spaces at Eclectic Nature but only when the garden center is closed. We suggest an increase of 16 seats be allowed and hope that the proposed increased capacity of the exterior seating area will generate more 'on foot' arrivals.

We also have concern about the late evening hours of operation. The applicant has explained that there may be occasions, such as New Years Eve, in which they would like to remain open later. Staff has expressed a willingness to work with businesses for special occasions. We believe that wholesale approval for hours of operation until

midnight daily sets a precedent on the Avenue and is detrimental or a nuisance to the nearby residential properties. LUC recommends evening hours of operation that are consistent with, and no later than, other restaurants on Mt. Vernon Avenue.

The Land Use committee recommends and Executive Board supports an increase of the hours of operation up to the maximum allowed elsewhere in the core district, a modest increase of seating, expansion of ABC privileges, and the addition of entertainment as proposed with the following conditions:

- The interior seating capacity shall be limited to 75 seats. The total seating capacity shall be limited to 84 seats.
- The hours of operation shall be limited Sunday-Thursday 7am until 11pm, Friday & Saturday 7am until 12 midnight.
- The outdoor seating area shall be cleared of patrons by 10pm and be cleaned by 10:30pm.
- The applicant shall not install a bar or designate a 'bar service only' area.
- The applicant shall appoint a neighborhood liaison and readily post liaison contact information.
- Catering shall be ancillary to and the kitchen for the sole use of the restaurant.
- No changes shall be made to the existing SUP standard conditions relating to restaurants or compliance with the Mt. Vernon Design Guidelines e.g. noise, odors, litter, signage, landscaping, or lighting.
- No amplified sound or acoustic music shall be audible at the property line.
- Amend condition#10 to eliminate exception allowing for storage of wood outdoors.

We request your support for this position and welcome your questions and comments. Please feel free to contact Co-chairs Amy Slack at 703-549-3412 or Sarah Haut at 703-838-9060 and President Justin Wilson at 703-299 1576.

28 & 29  
6-12-04

To: Mayor Euille, Vice Mayor Pepper, Councilman Gaines, Councilman Krupicka, Councilman Macdonald, Councilman Smedberg, and Councilwoman Woodson

Subject: SUP # 2004-0045 and #2004-0003, 1501 Mt. Vernon Ave, Fireflies Restaurant

Date: June 10, 2004

We live in close proximity to Fireflies Restaurant. City Council members will review and vote on their revised SUP at the June 12, 2004 Public Hearing.

The owners of Fireflies have worked very hard to establish a nice restaurant and they continue to be conscientious neighbors. We want them to continue being successful.

We support all of the changes in their SUP with exception to one – the increase in seating. They currently have 68 seats and are asking for an increase of 32 seats. They will require a total of 25 off-street parking spaces. They have 5 on-site spaces and have an agreement to use 2 spaces at Eclectic Nature next door during off hours as well as 8 spaces at Burke and Herbert Bank during off hours. While it is highly likely that patrons will use the 2 spaces at Eclectic Nature for parking in the evenings, it is highly unlikely they will use the spaces located at Burke and Herbert Bank due to its distance from the restaurant.

On-street parking in the section of Mt. Vernon Avenue where Fireflies is located has become increasingly scarce on the weekends and evenings. There are businesses with little or no parking in this area including Auto Sound Express (no parking), Al's Steakhouse (no parking), Eclectic Nature (2 spaces), and Fireflies (5 spaces). Furthermore, this area is densely populated with many townhouses and an apartment building adding to the demand for on-street parking.

We are concerned that such a significant increase in seating will make the parking situation at the southern end of Mt. Vernon Avenue similar to the area around Evening Star. Evening Star also has limited parking and has placed a huge burden on the neighbors. It is hard to find an on-street parking space within a 2 block radius of this restaurant on a Friday or Saturday night. This may not seem unreasonable unless you are a resident with no off-street parking and a carload of groceries.

**We ask that you consider approving an increase of 16 seats.** Thirty-two seats is nearly a 50% increase in seating. An increase of 16 seats is more reasonable, will not have as adverse an impact on the neighborhood, and will allow Fireflies to expand their business.

We also have a concern regarding the request for a full ABC license, but only based on what might happen if the Fireflies restaurant is sold to another owner. Fireflies currently sells wine to its patrons and this has never caused problems. We are confident that the owners of Fireflies will continue to be responsible with regard to selling alcoholic beverages. Fireflies does not have a bar and the owners stated that they have no intention of installing one. They have established a nice restaurant with a family atmosphere and we don't think the sale of "hard" liquor will change this. We are concerned that if the restaurant is sold, a subsequent owner may choose to make the restaurant more of a bar atmosphere which could be disruptive to the neighborhood. **We request that a condition be added to the SUP stating that the owners will not be allowed to install a**

bar or designate a bar service area in the restaurant. This condition was also requested by the Del Ray Citizen's Association.

While it is true that residents who live close to a commercial district should expect some parking issues, it is not fair to place an enormous burden on them with regards to parking or the potential of having a bar located so close to residences.

We feel that our request is a fair compromise allowing Fireflies to grow its business while having less of an impact on the neighborhood. Fireflies will still be able to increase its profits through a moderate increase in seating, catering sales, increased hours of operation, and the sale of alcoholic beverages. Please consider our request so that Del Ray can remain the neighborhood that we love!

Respectfully,

- ① Sarah Haut  
Sarah Haut  
228 E. Nelson Ave
- ② Maria E. Peacock  
MARVA PEACOCK  
300 E. Nelson Ave
- ③ Ian Clements  
IAN CLEMENTS  
218 E. NELSON AVE.
- ④ Marcia Lohr  
MARCIA LOHR  
310 E. Nelson Ave
- ⑤ Heidi Dickens  
Heidi Dickens  
1416 Mt. Vernon Ave.  
Alexandria, VA
- ⑥ Sarah Clements  
SARAH CLEMENTS  
218 E. Nelson Ave.
- ⑦ James A. Nooney  
James A. Nooney  
305 E. Nelson Ave
- ⑧ Greg Sullivan  
Greg Sullivan  
1401 Mt. Vernon Ave.
- ⑨ Tara R. Cottrill  
Tara R. Cottrill  
226 E. Nelson Ave  
Alexandria, VA 22301
- ⑩ Dave Rachels  
320 E Nelson ave  
Apt D3  
Alexandria VA 22301
- ⑪ Julia Meredith  
Julia Meredith  
222 E Nelson Ave
- ⑫ [Signature]  
226 E. Nelson Ave.  
Alexandria, VA 22301




Continuation Signature Page for letter to Mayor Euille and City Council Members from neighbors of fireflies

Subject: SUP # 2004-0045 and #2004-0003, 1501 Mt. Vernon Ave, Fireflies Restaurant

We support the SUP request with the following changes:

1. **We ask that you consider approving an increase of 16 seats.**
2. **We request that a condition be added to the SUP stating that the owners will not be allowed to install a bar or designate a bar service area in the restaurant.**

⑬ MATTHEW S. TRUSLOW  
  
224 E. NELSON AVE.  
ALEX. VA 22301

⑭ Rainey Artin  
1406 Mount Vernon Ave  
Alexandria, Va 22301

⑮ Paul DeMuth  
PAULA DEMUTH  
1410 Mount Vernon Ave  
ALEXANDRIA, VA 22301

⑯ Gerald Kubela  
GERALD KUBELA  
420 E NELSON AVE  
ALEX, VA. 22301

April 29, 2004

28,29  
6-12-04

Charles Goodman  
403A East Nelson Ave.  
Alexandria, VA 22301

I live across East Nelson from FireFlies restaurant. I have been very happy to have them as neighbors and as a great asset to Del Ray.

On occasion, I have made a point of seeing how parking is affected. I have always been able to spot open spaces both on Nelson Ave and on Mount Vernon Ave.

I greatly enjoy having FireFlies as a friendly asset to my block. The owners, to my knowledge, have always extended themselves to be good business citizens as well as thoughtful neighbors.

I wholeheartedly endorse their expansion plans.

Charles Goodman

CHARLES GOODMAN

April 29, 2004


403A EAST NELSON AVE  
ALEXANDRIA VA 22301

I LIVE ACROSS EAST NELSON  
FROM FIREFLIES RESTURANT. I  
HAVE BEEN VERY HAPPY TO HAVE  
THEM AS NEIGHBORS AND AS A  
GREAT ASSET TO DELRAY.

ON OCCASION, I HAVE MADE A  
POINT OF SEEING HOW PARKING  
IS EFFECTED. I HAVE ALWAYS  
BEEN ABLE TO SPOT OPEN  
SPACES BOTH ON NELSON AVE  
AND ON MT VERNON AVE.

I GREATLY ENJOY HAVING FIREFLIES  
AS A FRIENDLY ASSET TO MY  
BLOCK. THE OWNERS, TO MY  
KNOWLEDGE, HAVE ALWAYS  
EXTENDED THEMSELVES TO BE  
GOOD BUSINESS CITIZENS AS WELL  
AS THOUGHTFUL NEIGHBORS.

I WHOLEHEARTEDLY ENDORSE THEIR  
EXPANSION PLANS.



I support FireFlies as a growing business in Del Ray and I would like to see them expand to 100 seats.

28/29  
6-12-04

NAME	ADDRESS	SIGNATURE
JAMES AMES	412 E. NELSON	James Ames
TODD HATHAWAY	414 E. NELSON	Todd Hathaway
CHRIS HONKOMP	426 E. NELSON AVE	Chris Honkomp
CLIFTON PATTERSON	431 E. NELSON AVE	Clifton Patterson
H.M. NIERNBERGER	508 E. NELSON AV	H.M. Nieremberger
STEVE GREGG	523 E. NELSON AV	Steve Gregg
RICK HUGHES	533 E. NELSON AV	Rick Hughes
JESSICA HUGHES	533 E. NELSON AVE	Jessica Hughes
ROBERT H. SHRIVER, JR	535 E. NELSON AVE	Robert H. Shriver
DEANISSA PARKS	544 E. NELSON AVE	Deanissa Parks
LISA RAYNER	548 E. Nelson Ave	Lisa Rayner
DAVID HAY	549 E. Nelson Ave	David Hay
MICHAEL BRUNALE	549 E. NELSON AVE	Michael Brunale
JOHN FERET	554 E. NELSON AVE	John Feret
ROB LECKER	563 E. NELSON AVE	Rob Lecker
SABRINA HICKS	567 E. Nelson Ave	Sabrina Hicks
Ed Allard	567 E. Nelson	Ed Allard
Kevin Cochran	1416 Leslie Ave	Kevin Cochran
Alan Murphy	1416 Leslie Ave	Alan Murphy
Denise Truax	530 E. Alexandria Ave	Denise A. Truax
Sam Jones	516 E. Alexandria Ave	Sam Jones
DAN LOWRY	509 E. NELSON AVE.	Dan Lowry
DICK FRANK	505A E. Alexandria Ave.	Dick Frank
PATRICK WELSH	413 E. Alexandria Ave.	Patrick Welsh
Lisa Krupicka	409 E. Alexandria Ave.	Lisa Krupicka
Tamr Mohamed	1413 MT. Vernon Ave	Tamr Mohamed
Bessa Jones	1411 MT. Vernon Ave.	Bessa C. Jones
Maria Webster	304 W. Nelson Ave	Maria Webster
Brian Sheridan	1405 Wayne St.	Brian Sheridan
Mary Riley	202 E. Alexandria Ave.	Mary C. Riley

I support FireFlies as a growing business in Del Ray and I would like to see expand to 100 seats.

NAME

## ADDRESS

SIGNATURE

Riley McDonald	202 E. Alexandria Ave.
Loumie McLate	266 E. Alexandria Ave
Karin Fangman	206 E. Alexandria Ave
Tray Thomas	205 E. Alexandria Ave
Carters Puma Cornick	215 E. Alex. Ave
Uley Norris	410 E. Nelson Ave.
Sarah Hennessy	410 E. Nelson Ave.
Sam Selix	410 East Nelson Ave
Prasad Sharma	4106 E. Nelson Ave.
Steph Moskow	303 E. Nelson Ave

Riley M. 2009  
 Chyler  
 Kim S. 2009  
 J. S. 2009  
 Luke C. 2009  
 C. S.  
 Sarah Kennedy  
 Amy Salvo  
 T. H.  
 S. M.

I support FireFlies as a growing business in Del Ray and I would like to see them expand to 100 seats.

NAME	ADDRESS	SIGNATURE
Veronica Gray	2892 Cedar Crest Ct. <sup>Woodbridge, VA 22192</sup>	
Ekonny Gibson	308 CRONOCO ST. <sup>Alex. VA. 22314</sup>	
Gretchen Carswell	210 E Howell Ave Alex VA 22301	
Stacy Hazenstab	803 Lutchmere Ct #201 MD 21401	
Wlie Merritt	1720 WAbingdon Dr #302 Alex VA 22314	
Sharon Sudd	2306 Georgian Woods Place <sup>Wheaton MD 20912</sup>	
Deone Hammond-Hatcher	11213 Kettering Pl. Upper Marlboro, MD 20772	
CHRISTIE GASI	8002 Grandview Ct Springfield VA	
Allyson Garcia	8459 Rippled Creek Ct Springfield	
Thomine Gullison	17000 Addison Rd District Heights, MD	
Nancy Pearson	319 E. Del Ray Ave	
Marika Julech	8222 BRADY ST. <sup>Alexandria VA 22305</sup>	
Hanya Collins	9067 Tower House Pl Alex. 22308	
Dellie Ayres	433 E. Monroe Ave <sup>Alex 22301</sup>	
Lloyd Tucker	2602 Indian Dr C 2	
Jennifer Tolbert	29 W. Spring St. Alex. VA 22303	
Richard Flaherty	11089 Timberview Dr, Manassas, VA 20111	
Sean Flaherty	408 E Glendale Ave Apt 10 <sup>22314</sup>	
Diane Flaherty	11089 Timberview Dr <sup>Manassas VA 20111</sup>	
Eileen Perrella	171 Sonerville St. <sup>Alex VA</sup>	
ANGEL GONZALEZ	3806 EXECUTIVE AVE Alex VA	
Susan Hardt	26 E. Windsor Ave <sup>(have renters in our house)</sup>	
Robert Davis	4603 Deming Ave	
Pam Matthews	209 E. Mason Ave.	
Barbara Biebrich	3201 Lakeside St #818	
MARGARET HILLSMAN	431A N. WEST ST	
Digna E. Jago	1333 Oronoco St.	
Carmen A M	6102 North King JW	
Marvin Barahona		
Sandra E. Canas	3507 Russell Rd. Alexandria	

I support FireFlies as a growing business in Del Ray and I would like to see them expand to 100 seats.

NAME	ADDRESS	SIGNATURE
Amalia Quinones	15345 Bald Eagle Ln.	Lisa Quinones
JAMES COURTNEY	WOODBRIDGE VA 22191	
	2220 20th St NW	
	Washington DC 20037	
1 Mrs. Debra	222 N. Royal St Alex	Laura Debra
Beth King	2114 Rampart Dr. Alex, Va.	S. Beth King
Willie Robinson	3114 Nektar Ave MD	
APRIL STANLEY	3401 ALBERTA CT	
Maria Sheridan	1405 Wayne St 22301	Maria Sheridan
CHARLES GOODMAN	403A EAST NELSON 22301	
Shirley	218 CLIFF IDA	Shirley
Colleen Bowd	1719 N. Cliff St Alex 22301	Colleen Bowd
Debra Saunders	11 E. Glee Rd Alex 22305	Debra Saunders
TONIA RUFFIN	903 MADISON STREET	Tonia Ruffin
Phil Jones	216 MT. IDA	Phil Jones
Shenika Farmer	256 Burgess Ave Alex 22305	Shenika Farmer
Maria Getoff	28 E. Howell Ave Alex 22301	Maria Getoff
Tucker Carlson	1602 Orchard St. Alex. 22303	Tucker Carlson
Susie Carlson	1602 Orchard street Alexandria VA	Susie Carlson
Lillie Carlson	1602 Orchard street Alexandria	Lillie Carlson
Carl Smith	802 Ramsey St, Alex, VA	Carl Smith
Nancy Nazworth	2 E Cliff St. Apt. 203 22301	Nancy Nazworth
Koland Hall	313 E. Mason Ave.	Koland Hall
Stacey Hall	313 East Mason Ave Alex.	Stacey Hall
Angela Nazworth	2 E. Cliff St. Apt. 203 Alex. 22301	Angela Nazworth
Dean Garriton	2332 Lakeshire Dr. Alex 22308	Dean Garriton
Solia Garribu		Solia Garribu
Anne Bell	2411 F. S. Woodley St Arlington 22206	Anne Bell
M. Adams	3101 Interbury Sq. Alex. VA 22304	M. Adams
T. Swales	315 E. Monroe St Alex VA 22301	T. Swales
Niemann	2701 Farm Rd, Alex, VA 22302	Niemann

I support FireFlies as a growing business in Del Ray and I would like to see them expand to 100 seats.

NAME	ADDRESS	SIGNATURE
Claire Niemann	2701 Farm rd.	Claire Niemann
KEN NIEMANN	"	Kenn
Beth Levy	502 E Luray	Beth Levy
Janet Levy	"	Janet Levy
Elizabeth Fisher	1727 Mass Ave NW, WDC 20036	Elizabeth Fisher
TAN LEE ROUGHEDS	1712 CORCORAN ST NW WDC 20009	Tan Lee Rougheds
Renee Adams	221 E. Windsor Ave., Alex, 22301	Renee Adams
DEAL PHIPPS	221 E. WINDSOR AVE	Deal Phipps
Jamie Reese	3344 Martha Custis	Jamie Reese
Eileen Olsen	2404 Ridge Rd. Dr.	Eileen Olsen
CJ MIKOWSKI	3238 MARTHA CUSTIS DR.	CJ Mikowski
MATTHEW WHITCOMB	1204 ROUNDHOUSE LN., ALEX.	Matthew Whitcomb
Debra Whitcomb	" " "	Debra Whitcomb
Sally Marvin Bennett	607 Virginia Ave Alex 22302	Sally Bennett
STEVE CAREY	1411 FUSSELL RD. ALEX 22301	Steve Carey
Susanna Carey	1411 FUSSELL RD ALEX 22301	Susanna Carey
Ralph Klose	221 E. Mason Ave Alex 22301	Ralph Klose
Laura Pyle	" " "	Laura Pyle
Susan M'Gowan	57 Kennedy St. Alex VA 22308	Susan M'Gowan
Mike McGowan	" " "	Mike McGowan
J.P. Darr	3604 NORRIS PL	J.P. Darr
AMRITA DANK	11202 Old Cottage Rd, Glen Armon MD	Amrita D. Dank
Harpreet K. Groppa	1600 S. Joyce St. #910 Arlington VA 22202	Harpreet K. Groppa
Linde Ballard	11 E Nelson Ave Alex, VA 22301	Linde Ballard
William J. Bunt	11 E Nelson Ave Alex 22301	William J. Bunt
Tom Arlberg	320 23rd St #518 Arlington, VA 22202	Tom Arlberg
Anne Klybuck	" " "	Anne Klybuck
Dan Haney	6404 14th St Alex. 22307	Dan Haney
Susan Metcalfe	6404 14th St, Alex.	Susan Metcalfe
Sarah Wells	3300 Holly St, Alex	Sarah Wells



I support FireFlies as a growing business in Del Ray and I would like to see them expand to 100 seats.

# NAME

# ADDRESS

# SIGNATURE

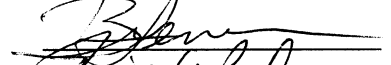
Atila Kocss

3300 14th St, Alex



~~Beth McGinnis~~

4221 Elliott St NW DC

~~~~

David Berker

4211 Elliott St NW DC



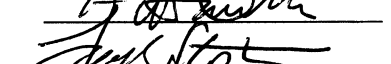
Chris Friedl

3308 N 23rd St, 22201



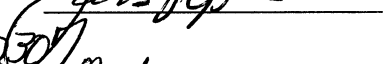
Andrew Hamilton

112 East Spring St, 22301



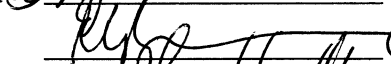
Jim Stephenson

1717 Rice St.



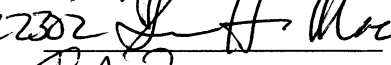
Maureen Bates

2009 Swan Terr. Alex VA 22307



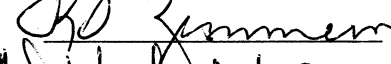
Betsy Reynolds

1410 Edgemoor Dr 22307



Jim H. Macdonald

2414 Woodlark K. 22302



RO Zimmerman

40 Wolfe St 22314



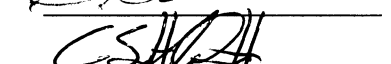
~~W. J. Horan~~

604 S. Lee St. - 22314

~~~~


Tiffany Payne

632 N Calantost St 22314



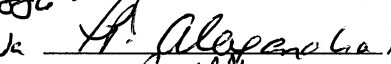
Sara Scarbitt

632 N Calantost St, 22314



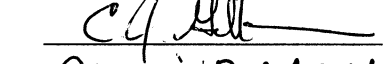
Scott Patterson

6 E Chapman St 22301



Kyle Marble

7 Butterwick Ct Mart. Village MD 20836



Valley Pepp

2500 N. Van Dorn St. Alexandria VA



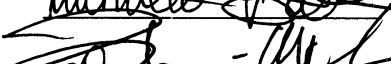
C.J. Grebb

" " "



Carrig Balderston

1505 Stonewall Road



Patti Reilly

"



Michaela Balderston

1505 Stonewall Road



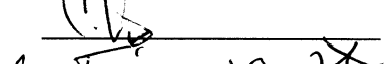
KRIS M. BALDERSTON

1505 Stonewall Rd.




Christa Benoit

218 E. Mason Ave #3 ALEX VA 22301



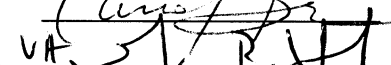
Parker White

" " "



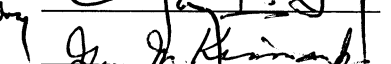
K.B. Kirk

1714 Stillman Terr Fairfax VA 22031



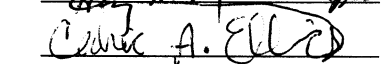
Cynthia Vinsen

1407 E. Abingdon D. Alexandria



Tim Baxter

1202 N. Quantico Ave 22304



Carolei Borge

4342 Tully Ave Alexandria



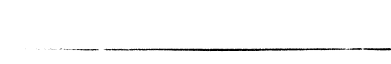
Gary Hardin

215 Century Plow #1413 VA




R. L. Kirk

1715 Bellvue Ave B-509 Richmond, VA 23227



Cedric Ellis

1613 Vernon Street



Guy M. Kinman Jr.

APPLICATION for SPECIAL USE PERMIT # ~~2002-0007~~  
2004-0045

[must use black ink or type]

PROPERTY LOCATION: 1501 Mt. Vernon Ave Alexandria 22301

TAX MAP REFERENCE: 043-02-10-22 ZONE: CL

APPLICANT Name: Marylisa Damiani

Address: 8119 Keeler Street Alexandria 22309

PROPERTY OWNER Name: Hilary Whitley

Address: 1105 Villamay Blvd Alexandria 22307


PROPOSED USE: Amend SUP# 2002-0007

**THE UNDERSIGNED** hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED** hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Marylisa Damiani  
Print Name of Applicant or Agent

  
Signature

8119 Keeler St.  
Mailing/Street Address

703-548-7200 703-548-3355  
Telephone # Fax #

Alexandria VA 22309  
City and State Zip Code

3-4-04  
Date

===== DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY =====

Application Received: \_\_\_\_\_ Date & Fee Paid: \_\_\_\_\_ \$ \_\_\_\_\_

ACTION - PLANNING COMMISSION: 06/01/04 RECOMMEND APPROVAL 7-0

ACTION - CITY COUNCIL: 06/12/04 Approved 6-0